

333 85-22-A 333 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (1801.2c.4) (301.1) to permit a front yard setback of 10 feet in lieu of 25 feet and rear yard setbacks of 10 feet, and 18 feet, in lieu of the required 22 1/2 feet and 30 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) so the side of the building facing lot 4 can be used as the front of the house since the entry door and the garage will easily be accessible from the road.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Anne F. Jones
(Type or Print Name)
Signature: *Anne F. Jones*
Address: *8623 Ellen Court*
City and State: *Baltimore, Md. 21234*

Legal Owner(s): Anne F. Jones
(Type or Print Name)
Signature: *Anne F. Jones*
Address: *8623 Ellen Court*
City and State: *Baltimore, Md. 21234*

Attorney for Petitioner: *8623 Ellen Court* 668 3726
494 4094 work
Baltimore, Md. 21234
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1984, at 9:45 o'clock A.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 17, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Anne F. Jones
SUBJECT: No. 85-22-A

This office is not opposed to the granting of this petition per se; however, compliance with the ZPAC comments of the Division of Current Planning and Development are necessary.

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 13, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Anne F. Jones
8623 Ellen Court
Baltimore, Maryland 21234

RE: Item No. 333 - Case No. 85-22-A
Petitioner - Anne F. Jones
Variance Petition

Dear Ms. Jones:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 13, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 333 (1983-1984)
Property Owner: Anne F. Jones
S/S Greenridge Road 1100' E. York Road
Acres: Lot #5 "McMullen's Green" 48-101
District: 9th.

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utilities improvements are not directly involved and are as secured by Public Works Agreement 98103, executed in conjunction with the development of "McMullen's Green", Project 80225, of which this property is a part.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drain:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 333 (1983-1984).

Very truly yours,
Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:rm
CC: R.Covahey

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping should be provided on this site and shown on the plan.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
Development Review is required. Site plan must include driveway location, street details, design of the house, driveway, finished grade, underground approach, etc. as shown on plan.

Eugene A. Boer
Eugene A. Boer
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 18, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Anne F. Jones

Location: S/S Greenridge Road 1100' E. York Road

Item No.: 333

Zoning Agenda: Meeting of 6/12/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site. Panhandle road shall be 15 feet in width and support 50,000# fire apparatus.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Approved: *George M. McEgan*
Paul H. Reincke, Chief, Fire Prevention Bureau
Special Inspection Division

/ab

ORDER RECEIVED FOR FILING

DATE July 27, 1984
BY Mary C. Jones

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of July, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 10 feet in lieu of the required 25 feet and rear yard setbacks of 10 feet and 18 feet in lieu of the required 22 1/2 feet and 30 feet, respectively, in accordance with the site plan filed herein, marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Compliance with the comments submitted by the Current Planning and Development Division, dated July 12, 1984.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner
Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Greenridge Rd., : OF BALTIMORE COUNTY
2,200' E of York Rd., :
9th District :
ANNE F. JONES, : Case No. 85-22-A
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Anne F. Jones, 8623 Ellen Court, Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3352

ARNOLD ALBION
ZONING COMMISSIONER

July 27, 1984

Ms. Anne F. Jones
8623 Ellen Court
Baltimore, Maryland 21234

RE: Petition for Variance
S/S of Greenridge Rd., 1,100' E of
York Rd. - 9th Election District
Anne F. Jones - Petitioner
No. 85-22-A (Item No. 333)

Dear Ms. Jones:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY
OFFICE OF LAW
TOWSON, MARYLAND 21204
494-4420

MALCOLM F. SPICER, JR.
COUNTY ATTORNEY

June 20, 1984

Ms. Anne Jones
8623 Ellen Court
Baltimore, Maryland 21234

Dear Ms. Jones:

Thank you for your correspondence concerning your property located at McMullen's Green in Lutherville.

In view of the fact that you are not an employee of Baltimore County, Maryland there is no further action which is required on your part.

If you were an employee of Baltimore County, Maryland, §22-11(e) of the Baltimore County Code would require a disclosure of your interest in this property and a Resolution by the County Council authorizing you to proceed with your zoning variance would be prepared. I do not construe §22-11(e) of the Baltimore County Code to apply to employees of the Board of Education.

Sincerely yours,

Malcolm F. Spicer, Jr.
County Attorney

MFSJR:gh

cc: Diana Itter, Office of Planning & Zoning

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 7/13/84
Posted for: Petition for Variance
Petitioner: Anne F. Jones
Location of property: S/S Greenridge Rd., 1,100' E of York Rd.
Location of Sign: S/S Greenridge Rd. at entrance to property
Remarks: to property
Posted by: Jan M.H. Jung Date of return: 7/13/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

85-22-A

Towson, Md. 8/20/84

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 14th day of July, 1984.

The TOWSON TIMES
M. CHRYSLER
Cost of Advertisement: \$25.97

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 5, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 5, 1984.

THE JEFFERSONIAN,

W. Kentel
Publisher

\$20.00

84-1363
Reg. Certificate

Malcolm Spicer
County Attorney
The Courthouse, Baltimore County
Towson, Md., 21204

Dear Mr. Spicer,

I filed a petition for a zoning variance and an amendment to the development plan, to change the building envelope on real estate I own, plot 5, McMullen's Green, in Lutherville.

I am an employee of the Baltimore County Board of Education, Supervisor of Home Economics. I understand that you will need to review this information.

Anne Jones
8623 Ellen Court
Baltimore, Md. 21234

c.c. Diana Itter, Zoning

6/14/84 called Jones + told me need to get Council approval so not cut e'ce, n'l e'ce
g

Ms. Anne F. Jones
8623 Ellen Court
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Variance
S/S of Greenridge Rd., 1,100' E
of York Road
Anne F. Jones - Petitioner
Case No. 85-22-A

TIME: 9:45 A.M.

DATE: Tuesday, July 24, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND No. 130579
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 6/1/84 ACCOUNT R-01-615-000

AMOUNT \$35.00

RECEIVED

FOR: Anne Jones

FOR: Petition Variance Item 333

(Chl.) Lot 5 McMullen's Green

8 048*****350010 8014A

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1984

Ms. Anne F. Jones
8623 Ellen Court
Baltimore, Maryland 21234

Re: Petition for Variances
S/S Greenridge Rd., 1100' E of York Road
Anne F. Jones - Petitioner
Case No. 85-22-A

Dear Ms. Jones:

This is to advise you that \$50.97 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

ZONING DESCRIPTION MCMULLEN'S GREEN LOTS

Beginning at a point on the south side of Greenridge Road, 1100' east of York Road, and known as lot 5 of the subdivision McMullen's Green, liber EHK, Jr. 48 folio 101 in the 9th election district.

PETITION FOR VARIANCES

9th Election District

ZONING: Petition for Variances
LOCATION: South side of Greenridge Road, 1,100 ft. East of York Road
DATE & TIME: Tuesday, July 24, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 10 ft. in lieu of 25 ft. and rear yard setbacks of 10 ft. and 18 ft. in lieu of the required 22 1/2 ft. and 30 ft., respectively

Being the property of Anne F. Jones, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

